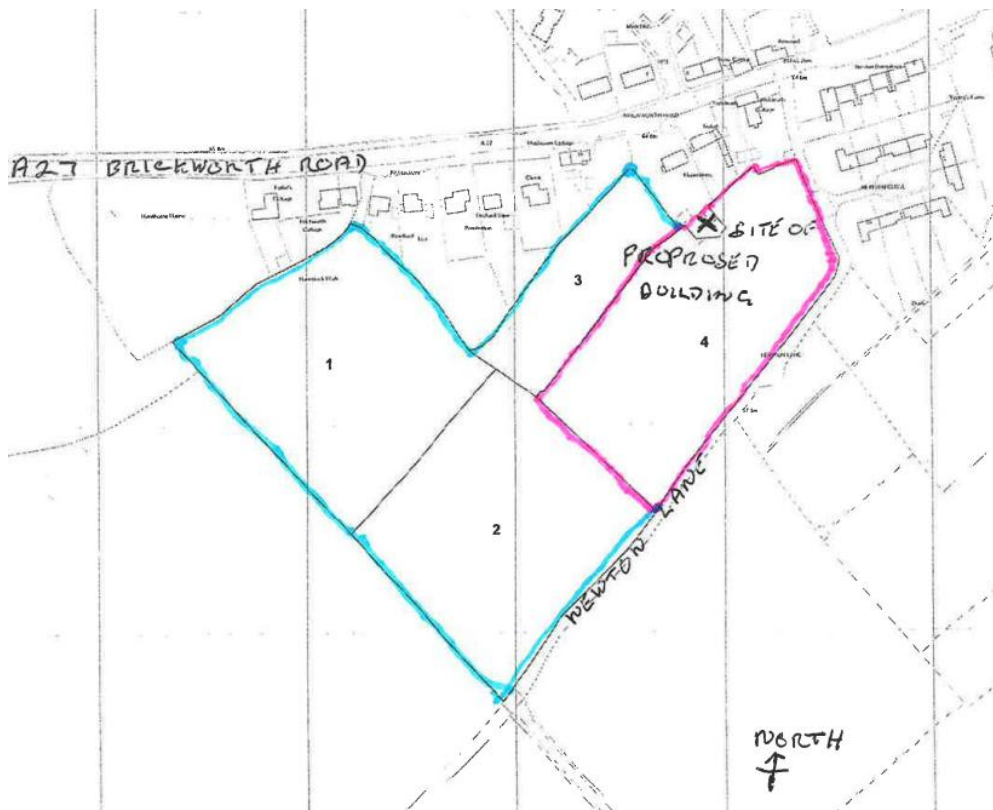


APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/05697
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Field South of Moonrakers, Brickworth Road, Whiteparish, Salisbury, SP5 2QG
DEVELOPMENT DESCRIPTION:	Building for storage and repair of farm machinery
RECOMMENDATION:	Prior Approval required and REFUSED

SITE DESCRIPTION/CONTEXT

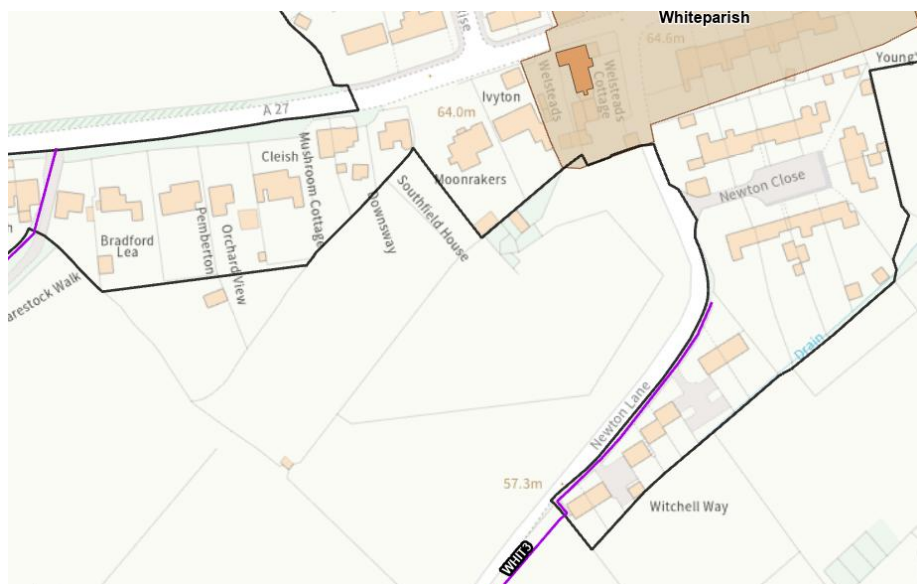
The application site 'Field South of Moonrakers' is part of an agricultural holding located outside of, but adjacent to the settlement boundary of the large village of Whiteparish (C23 Spatial Strategy for the Southern Wiltshire Community Area). The agricultural holding comprises 39 hectares and is for the farming of beef cattle.



The site comprises an agricultural field, used for grazing that is bounded by residential dwellings along the north boundary, fields to the west and further residential dwellings along Newton Way. Access to the site is possible from a gate on the east side of the field, from Newton Way or through the driveway and garden of Moonrakers (within applicant's ownership). There are two small, shed type structures in a dilapidated condition close the garage within the curtilage of Moonrakers. There are no agricultural buildings within the vicinity.

The site lies to the south of the Whiteparish Conservation Area. Public Right of Way WHIT3 runs to the south of the field, along Newton Lane. The application site is within the River Test Catchment and is within the 13.8km recreational zone of influence for New Forest Protected Sites (New Forest SAC, Special Protection Area (SPA) and Ramsar site). The site is within the 7.5km Mottisfont Bat Special Area of Conservation and Special Landscape Area saved policy C6 Salisbury District Local Plan. The site is within Flood Zone 1.

Snip showing settlement boundary (black), conservation area (brown) and PRow WHIT3



Site photos





PROPOSAL

The proposal is for a new agricultural building for the storage and repair of farm machinery.

The submitted application form states that the proposed building would measure 14.7m x 9.15m with a ridge height of 4.88m and an eaves height 3.65m. The walls and roof are proposed to be box profile metal sheets in a green colour.

Submitted information is minimal, but the Location Plan shows that the agricultural building is proposed to be sited on the northwest site boundary, inline with 'Moonrakers' plot. No further site plans or elevations have been submitted.



RELEVANT PLANNING HISTORY

Proposal / Summary
18/01229/APD Land rear of Hawthorne House Erection of building for the storage of hay, straw, haylage and machinery, Prior Approval Not Required 26/02/2018
S/2011/1784 Demolish existing bungalow and erect replacement bungalow with conservatory to the rear, Approved 17/01/2012

RELEVANT LEGISLATION, POLICY AND GUIDANCE

This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to the limitations, conditions, and provisions set out within the relevant Classes of permitted development.

Under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), certain types of agricultural development may be permitted, including:

- The erection, extension, or alteration of a building;
- The formation or alteration of a private way;
- Excavations or the deposit of waste material (where the relevant area exceeds 0.5 hectares);
- The placing or assembly of a tank in any waters.

Where such development is proposed, the developer is required to apply to the local planning authority for a determination as to whether prior approval is needed. This prior approval process is limited in scope and relates only to the following matters:

- The siting, design, and external appearance of the building;
- The siting and means of construction of the private way;
- The siting of the excavation or deposit;
- The siting and appearance of the tank.

ASSESSMENT

Does the Proposal Qualify as Permitted Development?

Having completed the detailed assessment checklist at Appendix 1 of this report, it is concluded that the proposed development qualifies as permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the assessment may now proceed to consider the siting, design, and external appearance of the development as required by the GPDO.

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness. Policy DP3 of the NPPF seeks to ensure that developments respond to their context, so that they integrate with and enhance their surroundings. Policy P3 seeks to ensure that proposals are appropriate for their location.

The proposed agricultural building would be sited on the northern edge of the field, immediately adjacent to the residential boundaries with 'Moonrakers', 'Ivyton' and 'Welsteads'. It is understood that both 'Moonrakers' and 'Ivyton' are within the applicant's ownership, but this may not always be the case.

The field is used for the grazing of cattle; there are no farm buildings/ established farmyard within the field or vicinity. The field lies just outside of a defined settlement boundary but the boundary

wraps around the site and there are residential dwellings to the north, east and south. The site is also close to the Conservation Area and Grade II listed Welsteads Cottage.

Snip showing settlement boundary wrapping around application site, conservation area (green) and listed building (hatched).



The proposed siting of an agricultural building for the storage and repair of farm machinery is not considered acceptable. The building would be positioned immediately adjacent to residential properties and would appear isolated, with no established farmyard or other agricultural buildings to relate to. As such, it would introduce a substantial utilitarian structure into a predominately residential edge-of-settlement setting. Due to its position, scale and form it would be visually prominent when viewed from the surrounding dwellings and Newton Lane resulting in harm to the character and appearance of the area.

It is considered that there are other less harmful locations on the holding where the building could be sited. Such as the eastern corner of the site where it would be away from the settlement, within the centre of the group of fields and read as part of the agricultural holding. This was proposed to the applicant but declined.

No plans or elevations of the proposed building have been submitted in support of the application. The application form states that the proposed building would measure 14.7m x 9.15m with a ridge height of 4.88m and an eaves height 3.65m. The walls and roof are proposed to be box profile metal sheets in a green colour. The proposed building would be a utilitarian design that would be considered acceptable within an agricultural context but officers remain to be convinced that the design and appearance would be acceptable within this predominantly residential, edge-of-settlement setting.

CONCLUSION

The proposed development has been assessed against the provisions, limitations, and conditions set out in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans, supporting documentation, and the findings of this report, it is concluded that the proposal complies with the criteria for permitted development and therefore falls within the scope of Class A. Following

assessment, it is determined that prior approval is required in relation to the siting, design and external appearance of the development.

The proposed, utilitarian structure would be positioned on the edge of the holding, immediately adjoining residential properties and separate from any established farmstead or group of agricultural buildings. As a consequence, it would appear as an isolated and visually intrusive feature within a predominantly residential edge-of-settlement environment, causing harm to the character and appearance of the area. It is considered that alternative locations exist within the holding which would reduce this visual harm. Accordingly, the proposal is not considered acceptable and prior approval is not granted in respect of the siting, design and external appearance of the building.

RECOMMENDATION:

That prior approval is required and **REFUSED.**

- 1) The proposed development, by virtue of its siting, design and appearance; a utilitarian structure positioned on the edge of the holding, immediately adjoining residential properties and separate from any established farmstead or group of agricultural buildings, has the potential to significantly impact the character, setting and visual amenities of the predominantly residential edge-of-settlement environment. The siting, design and appearance of the proposals therefore need detailed approval in line with Condition A.2, criterion 2 (i) of Class A of Part 6 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GDPO). The proposals are also considered contrary to the provisions of the National Planning Policy Framework policies P3, DP3 and Wiltshire Core Strategy policy CP57 (Ensuring High Quality Design & Space Shaping).

INFORMATIVE

The documents and plans considered in reaching the above decision are as follows:

Application form, received 08.09.2026

Location Plan, received 10.09.2026

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST

	Permitted Development	Yes / No
A	Does the proposal involve the carrying out, on agricultural land forming part of an agricultural unit of 5 hectares or more, of either: (a) works for the erection, extension, or alteration of a building; or (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit?	Yes, the application is for an agricultural building for the storage and repair of farm machinery within an agricultural unit of 39 hectares.
Criteria (A.1) – Development not permitted by Class A:		
(a)	Is the development proposed to be carried out on a separate parcel of land forming part of the agricultural unit that is less than 1 hectare in area?	No
(b)	Would the development consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or Class S of Part 3 (changes of use) has been carried out within the last 10 years?	No
(c)	Would the development consist of, or include, the erection, extension, or alteration of a dwelling?	No
(d)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?	No
(e)(i)	Would the ground area covered by any works or structures (excluding fences) for accommodating livestock or plant/machinery arising from engineering operations exceed 1,000 square metres?	No
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No
(f)	Is any part of the proposed building, structure, or works within 3 kilometres of the perimeter of an aerodrome and would exceed 3 metres in height?	No

(g)	Is any part of the proposed building, structure, or works not within 3 kilometres of an aerodrome and would exceed 12 metres in height?	No
(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?	No
(i)	Would the development consist of, or include, the erection or construction of, or works to, a building, structure, or excavation used or intended for the accommodation of livestock or storage of slurry/sewage sludge, and be within 400 metres of the curtilage of a protected building?	No
(j)	Would the development involve excavations or engineering operations on or over article 2(4) land that are connected with fish farming?	No
(k)(i)	Would any building for storing fuel for or waste from a biomass boiler or anaerobic digestion system be used for storing waste not produced by that system or fuel not produced on land within the unit and be within 400 metres of the curtilage of a protected building?	No
(k)(ii)	Would any building for storing fuel for or waste from a biomass boiler or anaerobic digestion system and be within 400 metres of the curtilage of a protected building?	No
(l)	Would the erection or extension of a building be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?	No